

FREEHOLD



House - Detached (EPC Rating: E)

**13 BELLE VUE ROAD, EARL SHILTON,  
LEICESTER, LE9 7PA**

Offers in excess of

**£299,950**



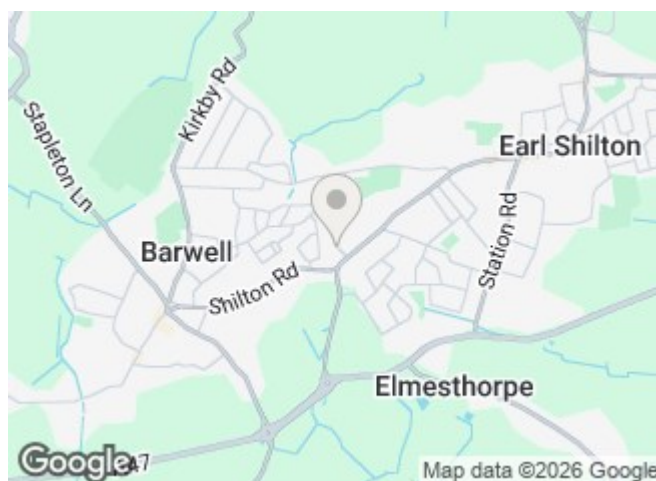
# Charming 3 Bedroom Detached Home - Earl Shilton

Occupying a prominent position on the ever-popular Belle Vue Road, this impressive detached residence delivers space, presence and potential in equal measure. Offering approximately 1,730 sq ft of versatile accommodation, the home immediately stands out as a substantial family property with scope to evolve alongside its next owners.

Inside, three well-proportioned bedrooms are complemented by two generous reception rooms, creating a layout perfectly suited to modern family life, entertaining and flexible working from home. The sense of space continues outdoors, where a beautifully maintained garden provides a private and tranquil retreat, ideal for relaxing or hosting during the warmer months. Sitting on a notably large plot, the property also offers excellent potential for extension or redevelopment, subject to the relevant permissions.

Conveniently located less than a mile from Earl Shilton town centre, the home benefits from easy access to a range of local amenities, shops and schools, while retaining a quiet residential feel. Ample off-road parking for up to four vehicles further enhances the practicality of this standout home.

Blending scale, location and future opportunity, this is a rare chance to secure a commanding family home in one of Earl Shilton's most desirable residential roads.



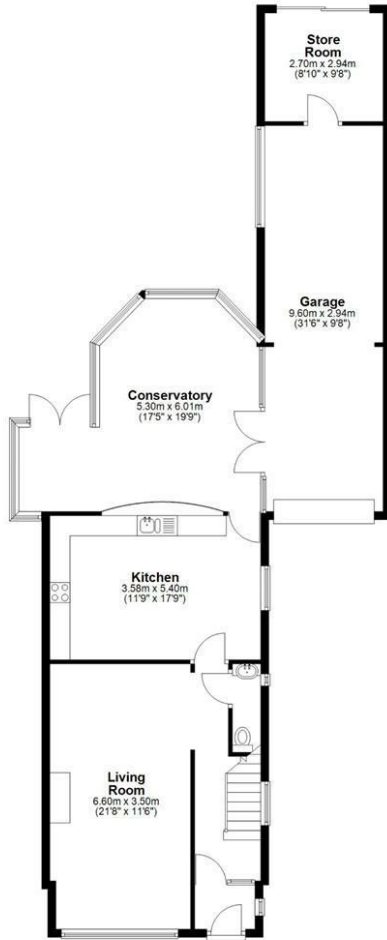


## Key Points

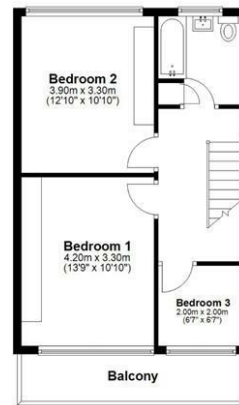
- Substantial Size - 1730 Square Feet
- Development Potential (STPP)
- Large Plot With Beautiful Landscaping
- Excellent Condition Throughout
- Perfect Family Home
- Large Garage / Study Space
- Walk To Newlands Primary School & Heath Lane Academy
- Less Than 1 Mile To Town Centre



**Ground Floor**  
Approx. 116.1 sq. metres (1249.1 sq. feet)



**First Floor**  
Approx. 44.7 sq. metres (480.9 sq. feet)

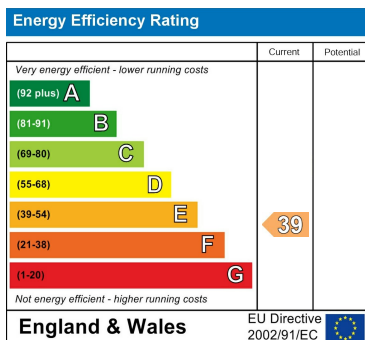


Total area: approx. 160.7 sq. metres (1730.1 sq. feet)

Council Tax Band

**D**

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

